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THE HARROGATE ESTATE AGENT

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15 Duchy Grove, Harrogate, North Yorkshire, HG2 0ND

£439,950

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THE HOME OF PROPERTY
• SINCE •
1921

15 Duchy Grove, Harrogate, North Yorkshire, HG2 0ND

A beautifully presented four-bedroom town house providing generous accommodation over three levels, in this extremely convenient location situated just off Cold Bath Road.

The accommodation is appointed to a high standard and offers an open-plan dining kitchen with wood-burning stove, and separate sitting room on the ground floor. On the first floor there are two bedrooms and a modern shower room with under-floor heating, whilst on the second floor are two further good-sized bedrooms. To the rear there is an attractive courtyard garden with artificial grass and south-facing aspect.

Duchy Grove is a popular address just off Cold Bath Road, just a few minutes' walk from the excellent shopping parade on Cold Bath Road, popular schools and the famous 200-acre Stray, Valley Gardens and Harrogate town centre. An internal viewing is recommended to appreciate this stylish family home.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

With fitted shelving and cabinet. Feature fireplace with living-flame gas fire. Window with fitted shutters.

DINING KITCHEN

With spacious dining area, glazed doors leading to the garden, skylight windows, and contemporary wood-burning stove. The kitchen comprises a range of fitted units with granite worktops, integrated fridge, freezer and dishwasher.



FIRST FLOOR BEDROOMS

There are two double bedrooms on the first floor, including the main bedroom to the front with fitted window shutters.

SHOWER ROOM

A white modern suite with WC, washbasin set within a vanity unit and walk in shower. Tiled walls and tiled floor with under-floor heating. Heated towel rail.

SECOND FLOOR BEDROOMS

There are two good-sized double bedrooms on the first floor with access to eaves storage space.



OUTSIDE

There is an enclosed garden with artificial grass and fitted seating, providing a superb outdoor entertaining space with south-facing aspect.

Tenure

The property is leasehold with an annual fee of £4.75 payable to the Diocese of Leeds.

Council Tax Band - C





Total Area: 112.1 m² ... 1206 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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